



VILLAGE OF SHOREWOOD HILLS

Tax Increment Districts Annual Review

2019

History

This report summarizes the financial expenditures and projections for Tax Increment Districts (TID) No. 3, No. 4, and No. 5 in the Village of Shorewood Hills. Since the Village is landlocked it cannot annex land for new growth to generate tax base. Instead, the Village must pursue redevelopment projects. The Village has a history of responsible Tax Increment Financing (TIF) usage to encourage the redevelopment of underutilized commercial areas. Funds used in the three existing districts enabled the Village to conduct infrastructure upgrades and provide incentives to developers to offset the challenges of redevelopment.

Since the late 2000s, the Marshal Court/Doctor's Park planning area has experienced greater urbanization with new offices, additional retail opportunities, and a mix of market-rate and affordable multi-family housing. The Village also experienced the redevelopment of the Walnut Grove commercial area into a mixed-use hub at the western edge of the Village. In 2016, the Village took steps to create an overlapping TID (TID No. 5) to facilitate the redevelopment of the Pyare building in the Village.

Several changes to the TIF Law have been initiated by the Wisconsin legislature since 2008. Changes include implementing projects within ½ mile of a tax increment district (TID) boundary, sharing revenue between TIDs, and designating TIDs as distressed or severely distressed. Annually the Village should review the TIF Program and develop strategies to optimize the use of TIF in the future.

Revenue Impacts to the Tax Increment Districts

On March 24, 2014, the Wisconsin Legislature approved ACT 145 which shifted a portion of the funding for tech colleges from property taxes to state aids. This shift reduced the tech college tax rate by an average of \$0.89/\$1,000 of valuation. On March 3, 2016, the Wisconsin Legislature approved ACT 254, which allows municipalities to amend their Project Plan to request a three-year extension to a TID's life if tax increments were reduced by ACT 145 above.

The annual impact of ACT 145 to the Village of Shorewood Hills TIDs is a loss of approximately \$51,500 (TID No. 3: \$41,500 and TID No. 4: \$10,000). TID No. 5 was created after ACT 145.

2017-2018

Reassessment and Mill Rate Change Impacts

The 2017-2018 Village-wide reassessment temporarily brought the Village property assessment ratio closer to 100 percent. The impact of this evaluation facilitated a mill rate reduction of nearly 8.82 percent. For the Village as a whole, the evaluation and mill rate calculations are intended to adjust the property values closer to the actual values. Consequently, it is vitally important to note that a Tax Increment District is only a subset of the Village and each district could be impacted more or less adversely as a result of the revaluation on individual properties and any mill rate changes for the entire Village.



Tax Increment District No.3

Summary

Creation Date: September 15, 2008
 Latest Termination Date: September 15, 2028
 End of Expenditure Period: September 15, 2023
 TID Type: Mixed-Use
 Base and Amendment No. 1 Value: \$21,225,400
 Current Value: \$64,803,000

Statement of Change

The Village needs to be cautious as the TID moves closer to the final years of the expenditure period and ultimately the TID closure. TID revenues are projected to continue to climb as redevelopment projects start to impact revenue calculations as they reach full value. However, TID revenue growth has been tampered by reductions in the mill rates. In 2018, the Village approved the construction of a new mixed-use office, shared workspace, daycare, and restaurant project along Marshall Court that did not request any TIF assistance. The project should receive occupancy in 2019.

Tax Increment District No. 3 Projections and Changes since 2018:

The TID is projected to end with approximately \$62,000 in surplus with the following assumptions:

1. \$2,200,000 in borrowing for capital improvements in 2019;
2. Approximately \$1,915,000 in borrowing for capital improvements (2021 for the reconstruction of University Avenue). This project is only partially funded; however, the Village hopes to work with the JRB to fund the entire \$3 million project as listed in the project plan;
3. \$30,000 in annual planned village expenses until 2023;
4. Property values appreciate at 1% per year, while the mill rate reverses and appreciate at 1% per year;
5. Two remaining development municipal revenue obligations; and
6. Final year taxes collected in 2029.

Remaining Development Opportunities

2727 MARSHALL CT (070921280831)

Recommendation

The Village should limit future borrowing until the mill rate stabilizes, and monitor the impact of any future mill rate reductions along with the impact the reductions may have on TID performance.

Life After TID No. 3

Continuing with the previously listed assumptions, the annual tax collection increase after TID No. 3 closure would be approximately \$1,235,000. The Village currently has a 25.4% share that would add nearly \$315,000 to the annual tax collections for the Village.

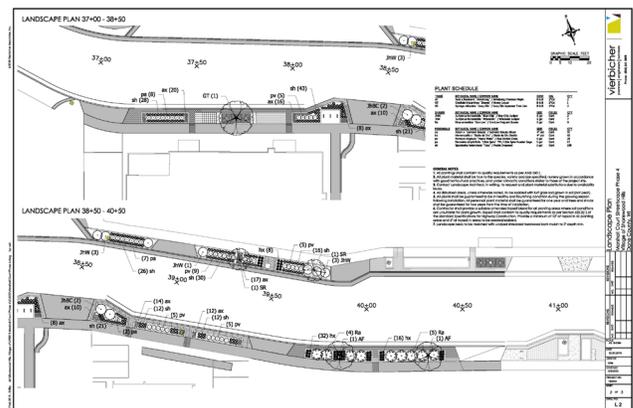
Analysis of Impact on Overlying Jurisdictions				
Village of Shorewood Hills				
TID No. 3				
Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	53.8%	\$246,327	\$910,482	\$664,155
Tech. College	4.4%	\$20,241	\$74,815	\$54,574
County	16.4%	\$74,945	\$277,013	\$202,068
Local	25.4%	\$116,564	\$430,846	\$314,283
Total	100.0%	\$458,076	\$1,693,157	\$1,235,081



Recent missing link of the trail in the Village



Construction of "Logic" by Stone House Development Inc.



Planned Phase 4 of the Marshall Court reconstruction.

Tax Increment District No.4

Summary

Creation Date: January 19, 2010
 Latest Termination Date: January 19, 2030
 End of Expenditure Period: January 19, 2035
 TID Type: Mixed-Use
 Base Value: \$8,265,800 (including frozen overlap)
 Current Value: \$18,230,6000

Statement of Change

Since 2014, TID No. 4 has remained stable. The Village overlapped TID No. 4 with the creation of TID No. 5 to assist in the redevelopment of the Pyare office building site. Creating the overlapping district froze \$4,251,800 in base value for the remaining life of TID No. 4.

Tax Increment District No. 4 Projections and Changes since 2018

Since no additional projects are expected to be constructed at the time of this report, the projected revenues for TID No. 4 should remain relatively stable over the next few years and would only change with property value depreciation or appreciation or changes in the mill rate.

The TID is projected to end with approximately \$742,000 in surplus with the following assumptions:

1. Approximately \$420,000 in borrowing in 2019;
2. Property values appreciate at 1% per year;
3. The current mill rate appreciates at 1% per year;
4. One municipal revenue obligation for the Lodge at Walnut Grove;
5. Final year taxes collected in 2031.

Remaining Development Opportunities

None

Recommendations

The Village should continue to monitor TID revenue growth and could consider the prepayment of existing debt/MROs or amending TID No. 4 to include surplus donation if TID No. 3 is not able to pay off existing debt. The Village and Joint Review Board would have to approve an amendment.

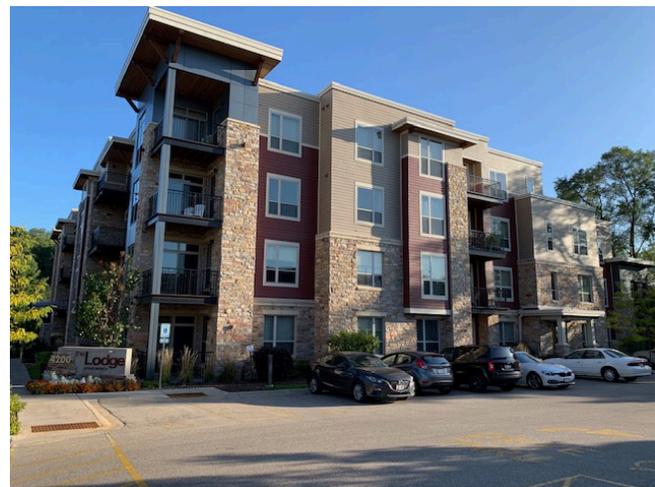
Life After TID No. 4

Continuing with the previously listed assumptions, the annual tax collection increase after TID No. 4 closure would be approximately \$148,000. The Village currently has a 25.4% share that would add nearly \$38,000 to the annual tax collections for the Village.

Analysis of Impact on Overlying Jurisdictions				
Village of Shorewood Hills TID No. 4				
Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions*	Total Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	53.8%	\$47,085	\$244,177	\$197,092
Tech. College	4.4%	\$3,869	\$20,064	\$16,195
County	16.4%	\$14,325	\$74,291	\$59,965
Local	25.4%	\$22,281	\$115,546	\$93,265
Total	100.0%	\$87,560	\$454,078	\$366,518



Shoppes at Walnut Grove



Lodge of the Lodge at Walnut Grove.

TAX INCREMENT DISTRICT NO.5

Summary

Creation Date: March 28, 2016
 Latest Termination Date: March 28, 2044
 End of Expenditure Period: March 28, 2039
 TID Type: Blight Elimination
 Base Value: \$4,252,600
 Current Value: \$12,183,100

Statement of Change

On March 28, 2016, the Village created TID No. 5 as a blight elimination TID to assist with the redevelopment of the Pyare Office Building site. The office building was a redevelopment challenge for many developers. The existing assessed value of the property was the primary deterrent to the redevelopment of the site. Because of this, the developer of the adjacent Walnut Grove project in TID No. 4 approached the Village with a proposal to expand their development. To facilitate the redevelopment, the Village needed to create an overlapping 27-year blight elimination TID. Since the TID is narrowly focused, the majority of the funds are for TID administration costs and for PAYGO development incentives.

Tax Increment District No. 5 Projections and Changes since 2018

Phase 2 of Walnut Grove was completed in July 2017; however, the Village did not realize the full impact of the redevelopment this year.

The TID is projected to end with approximately \$775,000 in surplus with the following assumptions:

1. Property values appreciate at 1% per year;
2. The current mill rate appreciates at 1% per year;
3. \$2,490,000 in municipal revenue obligations;
4. No further TID expenditures are made;
5. Final year taxes collected in 2045.

Remaining Development Opportunities

None

Recommendations

The Village should continue to monitor TID revenue growth and could consider the prepayment of existing MROs or amending TID No. 5 to include surplus donation if TID No. 3 is not able to pay off existing debt. The Village and Joint Review Board would have to approve an amendment.

Life After TID No. 5

The annual tax collection increase after TID No. 5 closure would be approximately \$283,000. The Village currently has a 26.5% share that would add nearly \$75,000 to the annual tax collections. A general summary of the TID's condition is included in Tables 1 and 2 and a detailed summary of TID No. 5 financial projections are attached to the Appendix of this report.

Analysis of Impact on Overlying Jurisdictions				
Village of Shorewood Hills TID No. 5				
Taxing Jurisdiction	% of Mill Rate by Jurisdiction	Annual Taxes Collected on Base Value Distributed to Taxing Jurisdictions	Annual Taxes Collected After TID	Increase in Annual Tax Collections After TID
School District	53.8%	\$46,148	\$207,837	\$161,689
Tech. College	4.4%	\$3,792	\$17,078	\$13,286
County	16.4%	\$14,040	\$63,234	\$49,194
Local	25.4%	\$21,837	\$98,350	\$76,512
Total	100.0%	\$85,817	\$386,499	\$300,682



Demolition of the Pyare Building



Completed Phase 2 of the Lodge at Walnut Grove.

Future TIF Planning

Housing Stock Improvement Program

In 2009, the State of Wisconsin adopted a TID policy (Act 28) to assist municipalities with the inclusion of affordable housing in the community. Wisconsin Tax Increment Financing legislation was amended to allow municipalities to extend the life of TIDs for one year after paying off the TID's project costs. In that year, at least 75 percent of any tax revenue received from the value increment must be used to benefit affordable housing in the municipality, and the remainder must be used to improve the municipality's housing stock. Affordable housing is defined as housing for which housing expenses cost no more than 30% of the household's gross monthly income (GMI). The Village could use up to 100% of the extension year collection to create an affordable low interest housing revolving loan fund or a grant program. This type of program would enable the Village to assist developers with including affordable housing elements into projects located throughout the community and not just in the TIDs.

Donor Allocation

The Village TIDs have had revenue impacts from both the State of Wisconsin 2014 ACT 145, which shifted a portion of the funding for tech colleges from property taxes to state aids, and the 2017 Village reassessment and mill rate reduction. As a result, the Village should work with the Joint Review Board to discuss the possibility of utilizing the three-year technology extension for TIDs No. 3 and No. 4. Pursuant to the Tax Increment Financing Manual on the DOR website, if the Village provides an independent audit showing the TID cannot repay project costs within its maximum life, the JRB must approve the extension. Without an independent audit documenting a shortfall, it is the sole discretion of the Joint Review Board whether to grant the extension.

Furthermore, the Village should also work with the Joint Review Board to discuss the possibility of revenue sharing between existing TIDs should any of the districts begin to over-perform. This action will help ensure the Village pays off existing or planned debt prior to the mandatory TID closures, and help pay for the remaining University Avenue reconstruction.

Appendix

TID No. 3

Tax Increment Proforma Village of Shorewood Hills TID No. 3 Annual Update (09/15/2019)

Assumptions												
TID Creation Date	9/15/08	Projected Equalized Base Value	\$ 12,845,900	added in 2010 amendment.	8,379,500							
Valuation Date	1/1/08	Tax Rate	0.02018	For County, City, Technical College, and School District								
Last Expenditure Year	2023	Annual Change in Tax Rate	1.00%									
Termination Year	2028	Property Appreciation Rate	1.00%									
TID Category	Mixed-Use	Construction Inflation Rate	0.00%	For Existing Construction								
				For New Construction After Creation Year								
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	Construction*	TIF Increment	Land	Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year
2008	2009	2010	12,845,900		\$697,600	\$0		13,543,500	\$697,600	As reported	\$12,955	2010
2009	2010	2011	13,543,500	8,767,900	8,767,900	0	0	22,311,400	9,465,500	As reported	\$189,349	2011
2010	2011	2012	22,311,400	10,351,300	10,351,300	0	0	32,662,700	11,437,300	As reported	\$408,701	2012
2011	2012	2013	32,662,700	(8,775,100)	(8,775,100)	0	0	32,267,100	11,041,700	As reported	\$239,524	2013
2012	2013	2014	32,267,100	2,997,300	2,997,300	0	0	35,264,400	14,039,000	As reported	\$312,931	2014
2013	2014	2015	35,264,400	7,972,400	7,972,400	0	0	43,236,800	22,011,400	As reported	\$469,540	2015
2014	2015	2016	43,236,800	0	0	0	0	43,236,800	22,011,400	As reported	\$466,663	2016
2015	2016	2017	43,236,800	2,286,300	2,286,300	0	0	45,523,100	24,297,700	As reported	\$520,907	2017
2016	2017	2018	45,523,100	13,479,400	13,479,400	0	0	59,142,000	37,916,600	As reported	\$708,155	2018
2017	2018	2019	59,142,000	8,518,000	8,518,000	0	0	63,000,200	41,774,800	0.019537	\$816,173	2019
2018	2019	2020	63,000,200	1,802,800	1,802,800	0	0	64,803,000	43,577,600	0.019733	\$859,909	2020
2019	2020	2021	64,803,000	648,030	7,000,000	0	0	72,451,030	51,225,630	0.019930	\$1,020,935	2021
2020	2021	2022	72,451,030	724,510	0	0	0	73,175,540	51,950,140	0.020129	\$1,045,728	2022
2021	2022	2023	73,175,540	731,755	0	0	0	73,907,296	52,681,896	0.020331	\$1,071,062	2023
2022	2023	2024	73,907,296	739,073	0	0	0	74,646,369	53,420,969	0.020534	\$1,096,949	2024
2023	2024	2025	74,646,369	746,464	0	0	0	75,392,832	54,167,432	0.020739	\$1,123,400	2025
2024	2025	2026	75,392,832	753,928	0	0	0	76,146,761	54,921,361	0.020947	\$1,150,426	2026
2025	2026	2027	76,146,761	761,468	0	0	0	76,908,228	55,682,828	0.021156	\$1,178,040	2027
2026	2027	2028	76,908,228	769,082	0	0	0	77,677,311	56,451,911	0.021368	\$1,206,254	2028
2027	2028	2029	77,677,311	776,773	0	0	0	78,454,084	57,228,684	0.021581	\$1,235,081	2029
Total				\$6,651,084	\$55,097,900	\$0	\$0				\$15,132,682	

Notes: *Construction & Prior Year Correction Values

= Actual numbers from WI DOR (full value and increment includes prior year corrections)

= Actual numbers from Village (Audits or Assessor)

= TID closes in Sept. 2028, but will receive 2028 increment payable in 2029.

Logic Project: demolition 2018, construction 2019, Assessment 2020, Revenue 2021

Mill Rate Reduced from 0.02018 in 2017 to 0.01953 to 2018

TID No. 4

Tax Increment Proforma Village of Shorewood Hills TID No. 4 Annual Update (09/15/2019)

Assumptions													
TID Creation Date	1/19/10	Projected Equalized Base Value	\$ 8,265,800	Frozen Overlap	4,249,000								
Valuation Date	1/1/10	Tax Rate	As Reported	For County, City, Technical College, and School District									
Last Expenditure Year	2025	Annual Change in Tax Rate	1.00%										
Termination Year	2030	Property Appreciation Rate	1.00%	For Existing Construction									
TID Category	Mixed-Use	Construction Inflation Rate	0.00%	For New Construction After Creation Year									
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	Construction*	Land	TIF Increment	Total Valuation**	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year	
2010	2011	2012	8,265,800	\$0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$0	2012	
2011	2012	2013	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$0	2013	
2012	2013	2014	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$0	2014	
2013	2014	2015	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$125,805	2015	
2014	2015	2016	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$240,720	2016	
2015	2016	2017	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$252,620	2017	
2016	2017	2018	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$258,185	2018	
2017	2018	2019	As Reported	0	As reported	As Reported	As Reported	As Reported	As Reported	As reported	\$277,716	2019	
2018	2019	2020	22,479,600	224,796	0	As reported	As Reported	22,479,600	14,213,800	0.019538	\$284,929	2020	
2019	2020	2021	22,704,396	227,044	0	As reported	As Reported	22,704,396	14,438,596	0.019734	\$292,303	2021	
2020	2021	2022	22,931,440	229,314	0	As reported	As Reported	22,931,440	14,665,640	0.019931	\$299,843	2022	
2021	2022	2023	23,160,754	231,608	0	As reported	As Reported	23,160,754	14,894,954	0.020130	\$307,550	2023	
2022	2023	2024	23,392,362	233,924	0	As reported	As Reported	23,392,362	15,126,562	0.020332	\$315,429	2024	
2023	2024	2025	23,626,286	236,263	0	As reported	As Reported	23,626,286	15,360,486	0.020535	\$323,484	2025	
2024	2025	2026	23,862,548	238,625	0	As reported	As Reported	23,862,548	15,596,748	0.020740	\$331,717	2026	
2025	2026	2027	24,101,174	241,012	0	As reported	As Reported	24,101,174	15,835,374	0.020948	\$340,134	2027	
2026	2027	2028	24,342,186	243,422	0	As reported	As Reported	24,342,186	16,076,386	0.021157	\$348,737	2028	
2027	2028	2029	24,585,607	245,856	0	As reported	As Reported	24,585,607	16,319,807	0.021369	\$357,530	2029	
2028	2029	2030	24,831,464	248,315	0	As reported	As Reported	24,831,464	16,565,664	0.021583	\$366,518	2030	
2029	2030	2031	25,079,778	250,798	0	As reported	As Reported	25,079,778	16,813,978	0.021798	\$375,518	2031	
Total			\$2,850,976		\$0			\$4,723,220					

Notes:

- Actual numbers from WI DOR.
- Actual numbers from Village (Audits or Assessor)
- TID closes in Jan 2030. Last year of increment is 2030.
- 2018 Anticipated additional McDonalds increment following completion construction
- 2014-2018 DOR Annual Reporting included multiple prior year corrections, as such values are listed as reported.

* Construction & Prior Year Correction Values
 ** Final Full Value
 Final Year increment 2030
 Estimated Pyare/Lodge PII Parcel Increment Prior to Frozen Overlap: \$840,000

Tax Incremental Cash Flow

Village of Shorewood Hills

TID No. 4

Annual Update (09/15/2019)

Year	Beginning Balance	Revenues					Expenses					Annual Surplus (Deficit)	Balance After Surplus to Principal		
		Capital Interest & Debt Reserve	Tax Incremental Revenue	Interest Income	Misc Other	Bond Issue	Total Revenue	Existing Debt Service Payments	Lodge Phase 1 Dev Fin TIF Assst.	Capital Expenditures/Village Repayment	Additional Debt Services (2019)			Annual Admin/Other Expenses	Total Expenditures
2010															
2011		0	252,620	0	27,125	220,485	118,658	91,284	189,991	0	74,695	0	110,024		
2012		0	258,185	0	123	258,308	98,561	97,833	15,445	\$0	33,930	12,539	97,485		
2013															
2014															
2015															
2016															
2017		0	277,716	0	0	277,716	117,456	91,284	421,219	\$0	20,000	649,959	48,976	48,509	
2018	110,024	0	284,929	0	0	284,929	117,484	91,284	0	\$22,946	20,000	251,714	34,470	14,039	
2019	97,485	16,219	292,303	0	0	292,303	117,864	91,284	0	\$28,806	20,000	257,954	34,349	20,310	
2020	48,509	1,255	299,843	0	0	299,843	117,560	91,284	0	\$33,255	20,000	262,099	37,744	58,054	
2021	14,039	0	307,550	0	0	307,550	117,404	91,284	0	\$42,468	20,000	271,166	36,395	94,448	
2022	20,310	0	315,429	0	0	315,429	103,091	91,284	0	\$51,165	20,000	265,540	49,889	144,337	
2023	58,054	0	323,484	0	0	323,484	103,091	91,284	0	\$49,505	60,000	303,880	19,603	163,940	
2024	94,448	0	331,717	0	0	331,717	103,091	91,284	0	\$87,015	0	281,390	50,327	214,267	
2025	144,337	0	340,134	0	0	340,134	103,091	91,284	0	\$89,016	0	283,392	56,742	271,009	
2026	163,940	0	348,737	0	0	348,737	103,091	91,284	0	\$86,339	0	280,714	68,022	339,032	
2027	214,267	0	357,530	0	0	357,530	69,108	91,284	0	\$0	0	160,392	197,138	536,170	
2028	271,009	0	366,518	0	0	366,518	69,108	91,284	0	\$0	0	160,392	206,126	742,296	
2029	339,032	0		0	0										
2030	536,170	0		0	0										
Total (2019-2031)		\$17,474	\$3,845,889	\$0	\$0	\$405,000	\$4,268,364	\$1,241,441	\$1,095,408	\$421,219	\$490,515	\$180,000	\$3,428,583		

Other Expenses include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.
0.00% = Assumed Investment Rate For Interest Income

Actual reported figures from Village.

2018 Other Income: \$123 Intergovernmental Revenue
2018 Other Expenses: \$9,417 Professional Services, \$24,513 Administration

Note: Village debt service and MRO debt service includes Walnut Grove project, with no additional expenditures. Current Planned Village Expenses, based off of annual updates and reporting (no remaining development potential); Baker Tilly Report.

Note: After 2018 TID No. 4 still has a 99,670 balance to pay back to the General Fund.
The Flad MRO agreement lists the Village will pay off all existing debt service, then retain 25% of balance to put to the general TID fund, remaining TID revenue will be used to pay Flad Development per the existing MRO and the remaining balance will be put toward the annual surplus.

TID No. 5

Tax Increment Proforma Village of Shorewood Hills TID No. 5 Annual Update (09/15/2019)

Assumptions													
TID Creation Date		3/28/16		Projected Equalized Base Value		\$ 4,252,600							
Valuation Date		1/1/16		Projected Tax Rate		0.02018		For County, City, Technical College, and School District					
Last Expenditure Year		2039		Annual Change in Tax Rate		1.00%							
Termination Year		2044		Property Appreciation Rate		1.00%							
TID Category		Blight Removal		Construction Inflation Rate		0.00%		For New Construction After Creation Year					
Construction Year	Valuation Year	TID Revenue Year	Previous Valuation	Inflation Increment	TIF Increment		Total Valuation	Cumulative Increment	TIF Tax Rate*	TIF Revenue	TID Revenue Year		
					Construction*	Land							
2016	2017	2018	4,252,600	\$0	\$ 1,997,400	\$0	6,250,000	1,997,400	0.020180	\$61,277	2018		
2017	2018	2019	6,250,000	0	5,455,500	0	11,671,200	7,418,600	0.019537	\$144,941	2019		
2018	2019	2020	11,671,200	0	477,600	0	12,148,800	7,896,200	0.019733	\$155,814	2020		
2019	2020	2021	12,148,800	121,488	0	0	12,270,288	8,017,688	0.019930	\$159,794	2021		
2020	2021	2022	12,270,288	122,703	0	0	12,392,991	8,140,391	0.020129	\$163,862	2022		
2021	2022	2023	12,392,991	123,930	0	0	12,516,921	8,264,321	0.020331	\$168,020	2023		
2022	2023	2024	12,516,921	125,169	0	0	12,642,090	8,389,490	0.020534	\$172,270	2024		
2023	2024	2025	12,642,090	126,421	0	0	12,768,511	8,515,911	0.020739	\$176,615	2025		
2024	2025	2026	12,768,511	127,685	0	0	12,896,196	8,643,596	0.020947	\$181,056	2026		
2025	2026	2027	12,896,196	128,962	0	0	13,025,158	8,772,558	0.021156	\$185,594	2027		
2026	2027	2028	13,025,158	130,252	0	0	13,155,410	8,902,810	0.021368	\$190,234	2028		
2027	2028	2029	13,155,410	131,554	0	0	13,286,964	9,034,364	0.021581	\$194,975	2029		
2028	2029	2030	13,286,964	132,870	0	0	13,419,833	9,167,233	0.021797	\$199,821	2030		
2029	2030	2031	13,419,833	134,198	0	0	13,554,032	9,301,432	0.022015	\$204,774	2031		
2030	2031	2032	13,554,032	135,540	0	0	13,689,572	9,436,972	0.022235	\$209,835	2032		
2031	2032	2033	13,689,572	136,896	0	0	13,826,468	9,573,868	0.022458	\$215,008	2033		
2032	2033	2034	13,826,468	138,265	0	0	13,964,732	9,712,132	0.022682	\$220,294	2034		
2033	2034	2035	13,964,732	139,647	0	0	14,104,380	9,851,780	0.022909	\$225,696	2035		
2034	2035	2036	14,104,380	141,044	0	0	14,245,423	9,992,823	0.023138	\$231,217	2036		
2035	2036	2037	14,245,423	142,454	0	0	14,387,878	10,135,278	0.023370	\$236,858	2037		
2036	2037	2038	14,387,878	143,879	0	0	14,531,756	10,279,156	0.023603	\$242,623	2038		
2037	2038	2039	14,531,756	145,318	0	0	14,677,074	10,424,474	0.023839	\$248,513	2039		
2038	2039	2040	14,677,074	146,771	0	0	14,823,845	10,571,245	0.024078	\$254,532	2040		
2039	2040	2041	14,823,845	148,238	0	0	14,972,083	10,719,483	0.024319	\$260,683	2041		
2040	2041	2042	14,972,083	149,721	0	0	15,121,804	10,869,204	0.024562	\$266,967	2042		
2041	2042	2043	15,121,804	151,218	0	0	15,273,022	11,020,422	0.024807	\$273,388	2043		
2042	2043	2044	15,273,022	152,730	0	0	15,425,752	11,173,152	0.025055	\$279,948	2044		
Total				\$3,276,952	\$7,930,500	\$0				\$5,524,608			

* Construction & Prior Year Correction Values

= Actual numbers from WI DOR.

= Actual numbers from Village or Dane County Tax Bills

= TID closes in March 28, 2044, TID Final revenue year 2045 (2015 Act 256)

Tax Incremental Cash Flow

Village of Shorewood Hills

TID No. 5

Annual Update (09/15/2019)

Year	Beginning Balance	Revenues			Expenses							Annual Surplus (Deficit)	Balance After Surplus to Principal
		Capital Interest & Debt Reserve	Tax Increment Revenue	Interest Income	General Fund Advance	Phase 1 Debt Service Payments	Phase 2 Debt Service Payments	Phase 3 Debt Service Payments	PAYGO Development Incentives	Historic Admin Payback	Annual Admin		
2016	0	0	0	0	7,507	0	0	0	0	0	7,507	0	0
2017	0	0	0	0	1,943	0	0	0	71,420	0	1,943	(15,143)	(15,143)
2018	0	0	61,277	0	42,000	0	0	0	134,283	0	5,000	5,657	(9,485)
2019	(15,143)	0	144,941	0	0	0	0	0	145,814	0	5,000	5,000	(4,485)
2020	(9,485)	0	155,814	0	0	0	0	0	149,794	0	5,000	5,000	515
2021	(4,485)	0	159,794	0	0	0	0	0	153,862	0	5,000	5,000	5,515
2022	515	0	163,862	0	0	0	0	0	158,020	0	5,000	5,000	10,515
2023	5,515	0	168,020	0	0	0	0	0	162,270	0	5,000	5,000	15,515
2024	10,515	0	172,270	0	0	0	0	0	166,615	0	5,000	5,000	20,515
2025	15,515	0	176,615	0	0	0	0	0	171,056	0	5,000	5,000	25,515
2026	20,515	0	181,056	0	0	0	0	0	175,594	0	5,000	5,000	30,515
2027	25,515	0	185,594	0	0	0	0	0	180,234	0	5,000	5,000	35,515
2028	30,515	0	190,234	0	0	0	0	0	184,975	0	5,000	5,000	40,515
2029	35,515	0	194,975	0	0	0	0	0	189,821	0	5,000	5,000	45,515
2030	40,515	0	199,821	0	0	0	0	0	194,774	0	5,000	5,000	50,515
2031	45,515	0	204,774	0	0	0	0	0	199,835	0	5,000	5,000	55,515
2032	50,515	0	209,835	0	0	0	0	0	205,008	0	5,000	5,000	60,515
2033	55,515	0	215,008	0	0	0	0	0	210,896	9,450	5,000	350	(32,200)
2034	60,515	0	220,294	0	0	0	0	0	216,417	42,000	5,000	28,665	28,665
2035	60,865	0	225,696	0	0	0	0	0	222,058	0	5,000	9,800	38,465
2036	28,665	0	231,217	0	0	0	0	0	222,058	0	5,000	9,800	48,265
2037	38,465	0	236,858	0	0	0	0	0	185,957	0	5,000	51,666	99,931
2038	48,265	0	242,623	0	0	0	0	0	176,672	0	25,000	46,842	146,772
2039	99,931	0	248,513	0	0	0	0	0	176,672	0	0	77,861	224,633
2040	146,772	0	254,532	0	0	0	0	0	176,672	0	0	84,011	308,644
2041	224,633	0	260,683	0	0	0	0	0	176,672	0	0	90,295	398,939
2042	308,644	0	266,967	0	0	0	0	0	176,672	0	0	96,716	495,655
2043	398,939	0	273,388	0	0	0	0	0	176,672	0	0	\$279,948	\$775,604
2044	\$495,655	\$0	\$279,948	\$0	\$0	\$0	\$0	\$0	\$4,567,555	\$51,450	\$139,450		
Total	\$775,604	\$0	\$5,524,608	\$0	\$51,450	\$0	\$0	\$0	\$4,567,555	\$51,450	\$139,450		

Other Expenses Include: Site Development Costs, Professional Services, Discretionary Spending, Administration Costs, and Organizational Costs.
TID closes in March 28, 2044, TID Final revenue year 2044 (2015 Act 256) (27 payment years)
uuu% = Assumed Investment Rate For Interest Income

